



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Bruce W. McClendon FAICP  
Director of Planning

July 22, 2008

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors,

**SUBJECT: HEARING ON ORDINANCE EXTENDING INTERIM ORDINANCE NO. 2008-0027U WHICH TEMPORARILY REGULATES DEVELOPMENT ON ALL RESIDENTIALLY-ZONED PARCELS IN THE UNINCORPORATED COMMUNITY OF CERRITOS ISLAND BY REQUIRING A CONDITIONAL USE PERMIT (4 VOTES).**

**IT IS RECOMMENDED THAT YOUR BOARD AFTER THE PUBLIC HEARING:**

Adopt the ordinance extending Interim Ordinance No. 2008-0027U for a period of 10 months and 15 days.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The Board of Supervisors enacted Interim Ordinance No. 2008-0027U, to address potentially adverse development proposals of residentially-zoned property in the unincorporated community of Cerritos Island. Said Interim Urgency Ordinance temporarily regulates the development of residential buildings or residential building additions which exceed 26 feet in height and yard modifications other than fences or walls located within the required setbacks of residentially-zoned parcels in the affected area by requiring a conditional use permit prior to such development. The Board found that without the necessary evaluation provided through the conditional use permit review process, lack of appropriate review may lead to development that negatively impacts and detracts from the physical appearance, conditions and character of the area. Unless the interim ordinance is extended, an irreversible incompatibility of building size, bulk and height and yard sizes for building and street access might occur as a result of approval of applicable entitlements. Accordingly, the Board of Supervisors found that there is a current and immediate threat to public health, safety and welfare. The extension of Interim Urgency Ordinance No. 2008-0027U will allow the Department of Regional Planning (DRP) staff

sufficient time to complete a comprehensive zoning study and for the Board of Supervisors to consider adoption of possible ordinance amendments for the following area:

"All residentially-zoned property in the area bounded by 166<sup>th</sup> Street to the north, Gridley Road to the east, 167<sup>th</sup> Street to the south and Elmcroft Avenue to the west in the unincorporated community of Cerritos Island in the unincorporated Los Angeles County."

### **FISCAL IMPACT/FINANCING**

Extension of said Interim Urgency Ordinance would not result in any fiscal impacts or financing as the zoning compatibility study would be conducted with the currently budgeted staffing and resources.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The urgency measure, first adopted by your Board on June 10, 2008, will expire on July 26, 2008, unless extended by Board action. A zoning study to review all residentially-zoned properties in the affected area and to assess zoning compatibility with the surrounding community has been initiated by the DRP. Thorough research and a detailed analysis of the issues are needed before considering a permanent zoning ordinance amendment. Additional time is needed to meet with the affected parties and neighboring city agencies to develop appropriate recommendations. If the urgency ordinance is not extended, residential development may be approved without the benefit of a zoning compatibility study and a public hearing, potentially causing irreversible incompatibility of land uses and may negatively impact and detract from the physical appearance, conditions, and character of the area and may impact fire safety and result in the threat to the public health, safety, or welfare absent the extension of the restrictions contained in Interim Urgency Ordinance 2008-0027U.

Pursuant to Section 65858 of the Planning and Zoning Law (Title 7 of the California Government Code), Interim Ordinance No. 2008-0027U was adopted by the Board of Supervisors on June 10, 2008. The urgency measure temporarily requires a conditional use permit for all residentially-zoned parcels in the unincorporated community of Cerritos Island.

The provisions of Section 65858 limit the effective period of Interim Urgency Ordinance No. 2008-0027U to only forty-five (45) days. In view of the approaching July 26, 2008 expiration date, it is recommended that the Interim Urgency Ordinance be extended for ten months and 15 days as provided in Section 65858. This will allow sufficient time for the DRP to complete the zoning study, including recommended changes to the Zoning Code if needed. As noted above, if the Interim Urgency Ordinance No. 2008-0027U is not extended, unrestricted development of residentially-zoned parcels in Cerritos Island may negatively impact the character of the area.

Extension of this ordinance requires that the Board conduct a public hearing at which time the ordinance extending the Interim Urgency Ordinance may be adopted by no less than a four-fifths vote. The date of the public hearing has been set for July 22, 2008. Publication of a notice of this public hearing will take place not less than ten (10) days prior to the hearing date, as

**NOTICE OF PUBLIC HEARING  
ON PROPOSED ORDINANCE EXTENDING  
INTERIM URGENCY ORDINANCE NO. 2008-0027U**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held before the Board of Supervisors, in Room 383 of the Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012 at **9:30 a.m. on July 22, 2008**, pursuant to Government Code Section 65858, to hear testimony related to the proposed ordinance extending Interim Urgency Ordinance No. 2008-0027U for a period not to exceed ten months and 15 days as provided in Government Code Section 65858.

Said Interim Urgency Ordinance temporarily regulates proposed development of residential buildings or residential building additions which exceed 26 feet in height and yard modifications other than fences or walls located within the required setbacks of residentially-zoned parcels in the unincorporated Cerritos Island area of Los Angeles County. This area is bounded by 166<sup>th</sup> Street to the north, Gridley Road to the east, 167<sup>th</sup> Street to the south and Elmcroft Avenue to the west. Said Interim Urgency Ordinance requires that a conditional use permit be filed prior to approval of such development.

Written comments may be sent to the Executive Office of the Board of Supervisors at the above address. If you do not understand this notice or need more information, please call the Community Studies I Section of the Los Angeles County Department of Regional Planning at (213) 974-4885 between the hours of 7:30 a.m. and 6:00 p.m., Monday through Thursday. The offices are closed on Fridays.

**“ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternative format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (voice) or (213) 617-2292 (TDD), with at least three business days notice.”**

**Si no entiende este aviso o necesita más información, por favor llame este número (213) 974-4899.**

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SACHI A. HAMAI  
EXECUTIVE OFFICER-CLERK OF  
BOARD OF SUPERVISORS

required. In addition, DRP mailed notices to interested residents and property owners in the affected area.

### **IMPACT ON CURRENT SERVICES OR PROJECTS**

The proposed ordinance has no impact on current services or projects as the zoning compatibility study and associated tasks could be conducted without additional resources and staff.

### **CONCLUSION**

Extension of Interim Ordinance 2008-0027U would ensure that proposed residential development projects in the unincorporated Cerritos Island area would receive the necessary evaluation provided through the Conditional Use Permit review and public hearing process. Said Interim Ordinance would also provide staff with sufficient time to conduct a zoning compatibility analysis and make appropriate recommendations. This extension would not generate any fiscal impact or adversely impact current services or projects.

The proposed ordinance, extending Interim Urgency Ordinance No. 2008-0027U has been prepared by County Counsel. A suggested notice of public hearing is also attached. If you have any questions, please contact me or Russell Fricano of my staff at (213) 974-4885.

Respectfully submitted,

### **DEPARTMENT OF REGIONAL PLANNING**



Bruce W. McClendon, FAICP  
Director of Planning

BWM:RDH:RJF:DM

Attachments: Sample public hearing notice  
Ordinance

c: County Counsel

III. BOARD OF SUPERVISORS (continued)

3. Recommendation as submitted by Supervisor Knabe: Find that adoption of interim ordinance is exempt from the California Environmental Quality Act; adopt interim urgency ordinance to temporarily require a conditional use permit in the Cerritos Island area for the construction of residential buildings or building additions that are over 26 ft in height and for yard modifications except those for fences or walls within required setbacks, in connection with residential buildings; and set July 22, 2008 at 9:30 a.m. for hearing to consider an extension of the urgency ordinance. (Relates to Agenda No. 58)  
4-VOTES (08-1330)

4. Recommendation as submitted by Supervisor Knabe: Instruct the Acting Registrar-Recorder/County Clerk to report back to the Board within 30 days with a full analysis of the June 3, 2008 State Primary Election. (08-1329)
5. Recommendation as submitted by Supervisor Knabe: Waive the transient dock fees in amount of \$6,741, community room rental fee in amount of \$355, estimated gross receipts fee in amount of \$2,800, alcohol fee in amount of \$100; and permit fee in amount of \$150, excluding the cost of liability insurance, at Burton Chace Park for the LAX Coastal Area Chamber of Commerce's 33rd Annual Marina del Rey "In Water Boat Show," to be held June 12 through 15, 2008. (08-1328)
6. Recommendation as submitted by Supervisor Knabe: Waive permit fee in amount of \$200, excluding the cost of liability insurance, for the City of Norwalk's use of the County's Public Library staff parking lot, located at 12350 Imperial Hwy., for the City's Annual Fourth of July Celebration, to be held at the Norwalk Civic Center Complex on July 3, 2008. (08-1287)



MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Sachi A. Hamai, Executive Officer-  
Clerk of the Board of Supervisors  
383 Kenneth Hahn Hall of Administration  
Los Angeles, California 90012

At its meeting held June 10, 2008, the Board took the following action:

3

Supervisor Knabe made the following statement:

"The Cerritos Island area of the County, which is surrounded by the City of Norwalk and the City of Cerritos, is a residential area which is characterized by a number of substandard sized lots and narrow, sometimes unimproved streets. Recently, homes have been constructed to near the maximum height allowed by the zoning in the area, and with reduced yard setbacks that were approved administratively under the County's yard modification procedures. Some of these recent developments have drawn opposition within the community and the neighboring cities, and created dense development with little separation between structures.

"I believe it would be appropriate for the Regional Planning Department to conduct a comprehensive zoning study to review all residentially-zoned properties in the Cerritos Island area to consider possible permanent zoning ordinance amendments to address the problems that have arisen due to some of the recent developments in the area. The study should, among other things, determine appropriate additional development standards to apply in the area due to the special problems associated with the small lots and substandard access conditions in the area.

"In the meantime, requiring a conditional use permit for proposed residential buildings or additions to residences that would exceed 26 ft in height and for yard modifications for residential buildings in the affected area would protect against negative public health, safety and aesthetic impacts that would otherwise occur until such a zoning study can be completed. There is a need for these interim measures to take effect immediately."

(Continued on Page 2)

3 (Continued)

Therefore, on motion of Supervisor Knabe, seconded by Supervisor Antonovich, unanimously carried, the Board took the following actions:

1. Made a finding that adoption of this interim ordinance is exempt under the provisions of the California Environmental Quality Act;
2. Approved the interim urgency ordinance to temporarily require a conditional use permit in the Cerritos Island area for the construction of residential buildings or building additions that are over 26 ft in height and for yard modification except those for fences or walls within required setbacks, in connection with residential buildings; and
3. Set a public hearing to consider an extension of this urgency ordinance on July 22, 2008.

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Attachment

Copies distributed:

Each Supervisor  
County Counsel  
Chief Executive Officer  
Director of Planning

(ALSO SEE BOARD ORDER NO. 58 THIS DATE)